

PB# 84-51

Dante Musco

45-1-3.2

Dante Musco Subdivision 34-51

filed new application
5/22/85 ph.
asked to cancel #84-51
ph.

TOWN OF NEW WINDSOR		General Receipt		6054
555 Union Avenue New Windsor, N. Y. 12550		Oct. 19		19 84
Received of <u>Dante Musco</u>		\$ <u>25.00</u>		
		<u>Twenty Five and 00/100</u>		DOLLARS
For <u>Subdivision</u>		<u>84-51</u>		
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>25.00</u>	<u>Check</u>			
			By <u>Pauline G. Townsend</u>	EC.

TOWN OF NEW WINDSOR		General Receipt		6146
555 Union Avenue New Windsor, N. Y. 12550		Dec 14		19 84
Received of <u>Dante Musco</u>		\$ <u>25.00</u>		
		<u>Twenty Five 00/100</u>		DOLLARS
For <u>84-51 Fee for Public Hearing</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Check #1442</u>		<u>25.00</u>		
			By <u>Pauline G. Townsend</u>	(JUV)
			<u>Town Clerk</u>	Title

Williamson Law Book Co., Rochester, N. Y. 14609

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

is a two-sided form)

84-51

Date Received 10/
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25.00

APPLICATION FOR SUBDIVISION APPROVAL

Public Hearing 12/12/84

Date: 10/17/84

1. Name of subdivision SUBD. OF LANDS OF DANTE MUSCO
2. Name of applicant DANTE MUSCO Phone 561-6659
Address 610 BLOOMING GROVE TPKE, NEW WINDSOR, 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record DANTE MUSCO Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor GERALD ZIMMERMAN Phone 782-7976
Address ROUTE 17 M HARRIMAN N.Y. 10926
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the NORTH side of ROUTE 94
(Street)
_____ feet of AT THE INTERSECTION OF WILLOW AVE.
(direction)
7. Total Acreage 12.7 AC. Zone R-4 Number of Lots 7
8. Tax map designation: Section 45-B1 Lot(s) 3.2
9. Has this property, or any portion of the property, previously been subdivided _____
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership. *NONE*

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, GERALD ZIMMERMAN, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Gerald Zimmerman
Mailing Address Route 17

Harrison, N.Y. 10926

Agent for owner &
applicant

SWORN to before me this

17 day of October, 1984

Shirley B. Hassdenteufel

NOTARY PUBLIC

SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
No. 4764793

Qualified in Orange County
Commission Expires March 30, 1986

PUBLIC NOTICE OF HEARING BEFORE THE
PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law
of the State of New York and Section 4 of the Subdivision
Regulations of the Town of New Windsor, a Public Hearing will
be held at the Planning Board Office, 555 Union Avenue, Town
of New Windsor, New York, by the Planning Board of the Town
of New Windsor on ^{the application} of Dante Musco, the 12th day of December,
1984, at 8:00 o'clock in the evening, to approve, modify and
approve, or disapprove the Subdivision Plat of Dante Musco
_____ for proposed 7 Lot Subdivision
_____ approximately 12.7 acres situated
at the intersection of Route 94 and Willow Avenue.

By order of the Planning Board of the Town of New
Windsor, Orange County, State of New York;

Dated: Nov. 26, 1984

Ernest Spignardo

Chairman

by Shirley B. Hassdenteufel
Secretary

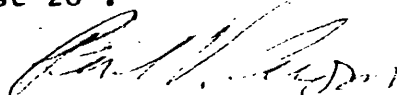
INTER-OFFICE COMMUNICATIONS

TO: PLANNING BOARD
FROM: TOWN ENGINEER PAUL V. CUOMO
SUBJECT: LANDS OF DANTE MUSCO
DATE: NOVEMBER 14, 1984

I have reviewed the subdivision entitled "Lands of dante Musco" in regards to water, sewer drainage and road section and have the following comments:

1. The developer should be told that before connecting to water at Mark St. the water department should be notified for assistance due to the maze water pipes that exist in Marks St.
2. Road section should conform to Town Specs.
3. I believe the 18" CMP main drainage pipe should be lengthened at least 20".

4 8" Water line



Paul V. Cuomo
Town Engineer

PVC/nh

cc: Water Dept.

Dante Musco Sub.

please review

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the ~~Site~~ Approval Dante Musco
Subdivision _____ as submitted by Zimmerman Eng.
for the ~~building~~ or subdivision of Dante Musco
has been reviewed by me and is approved ☒ d. s. approved _____

~~If disapproved, please list reason.~~

Please notify Water Dept. before
Project begins. We will have to locate
existing water services in the areas
of excavation.

Notification

HIGHWAY SUPERINTENDENT

Steve D'Leo
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Dante Musco Subdivision

please review &
return
Thank you!

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the ~~Site Approval~~
Subdivision _____ as submitted by Zimmerman Engineering
for the ~~building~~ or subdivision of Dante Musco
has been reviewed by me and is approved ☒ d. approved _____
Conditional

If disapproved, please list reason.

1. Provide for Air Test on newly constructed mainline.
2. Provide Sanitary Permits for each new house.
3. Provide for inspection by this department of each new house lateral.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

☒ Dylan R. Masten Jr.
SANITARY SUPERINTENDENT

November 8, 1984
DATE



1763

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

SITE PLAN FOR: Dante Musco - Subdivision of Lands

The aforementioned site plan or map was reviewed by the
Bureau of Fire Prevention at a meeting held on 13

November 19 84.

 The site plan or map was approved by the Bureau of Fire
Prevention.

 x The site plan or map was disapproved by the Bureau of
Fire Prevention for the following reason(s).

Section 21-10, paragraph C of the Fire Prevention Code of the Town of New Windsor states: "Water main lines less than eight (8) inches in diameter are prohibited." The developer is using a six (6) inch water main.

Section 21-10, paragraph D of the Fire Prevention Code of the Town of New Windsor states: "Water main lines must loop into the water system and dead-end mains are prohibited." The developer does not loop the water main back into the water system.

Although the hydrant presently installed on Mark Street is not shown on the site plan, it is felt that there is more than 500 feet between the existing hydrant and the hydrant to be installed by the developer, which is in violation of section 21-10, paragraph B of the Fire Prevention Code of the Town of New Windsor which states: "There shall be a maximum of five hundred (500) feet between fire hydrants situated along water main lines."

Signed: Richard Hotaling
Chairman

Distribution:

Original: N.W. Planning Board
Copy: N.W. Fire Inspector
Copy: Developer w/two plans



TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

SITE PLAN FOR: DANTE MUSCO - SUBDIVISION OF LANDS

The aforementioned site plan or map was reviewed by the
Bureau of Fire Prevention at a meeting held on 12

December 19 84.

 The site plan or map was approved by the Bureau of Fire
Prevention.

XXXX The site plan or map was disapproved by the Bureau of
Fire Prevention for the following reason(s).

Section 21-10, paragraph D of the Fire Prevention

Code of the Town of New Windsor states, Water main lines
must loop into the water system and dead-ends mains
are prohibited.

Signed: Richard Rotaling
Chairman

Distribution:

Original: N.W. Planning Board
Copy: N.W. Fire Inspector
Copy: Developer w/two plans

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

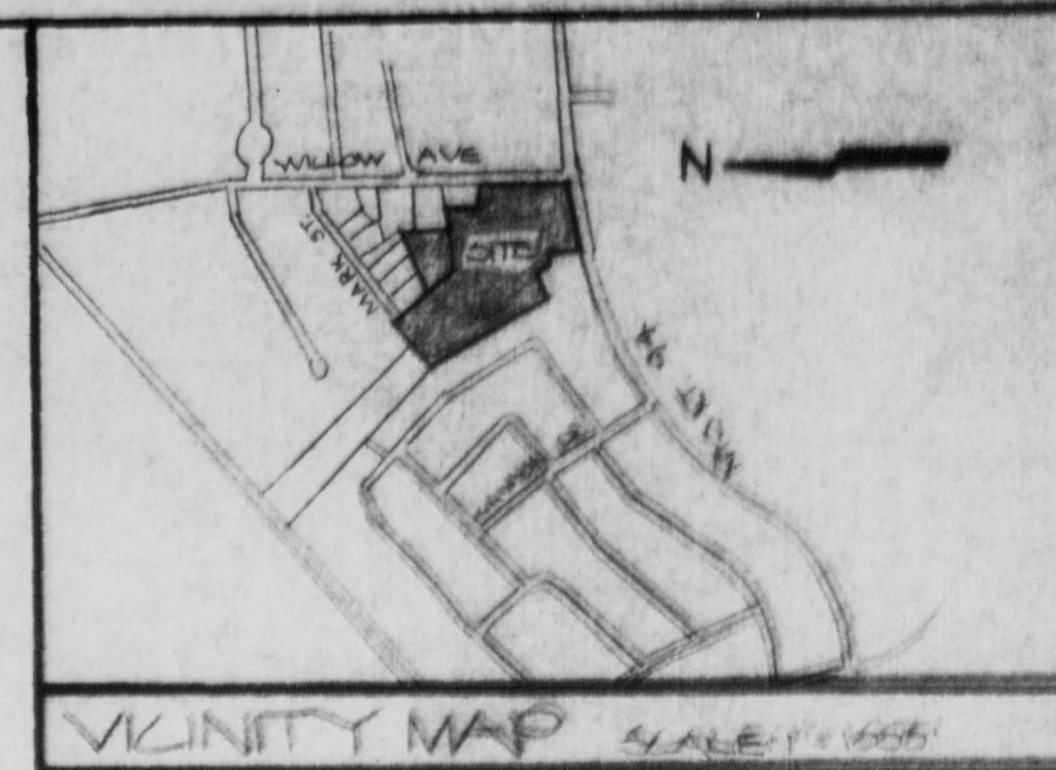
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: GERALD ZIMMERMAN TITLE: PROJECT ENGINEER

REPRESENTING: _____

DATE: 10/17/84

9/1/78



ZONING DATA
 DISTRICT R-4 GROUP N.Z.
 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT WIDTH = 100'
 MIN. FRONT Y.D. = 35'
 MIN. SIDE Y.D. = 15'/30'
 MIN. REAR Y.D. = 40'
 MIN. ROAD FRONTAGE = 60'

TAX MAP NO.
 SECT. 45
 BLK. 1
 LOT 32

RECORD OWNER/SUBDIVIDER

DANTE MUSCO
 610 BLOOMING GROVE TRKE.
 NEW WINDSOR N.Y. 12550

TOTAL TRACT AREA

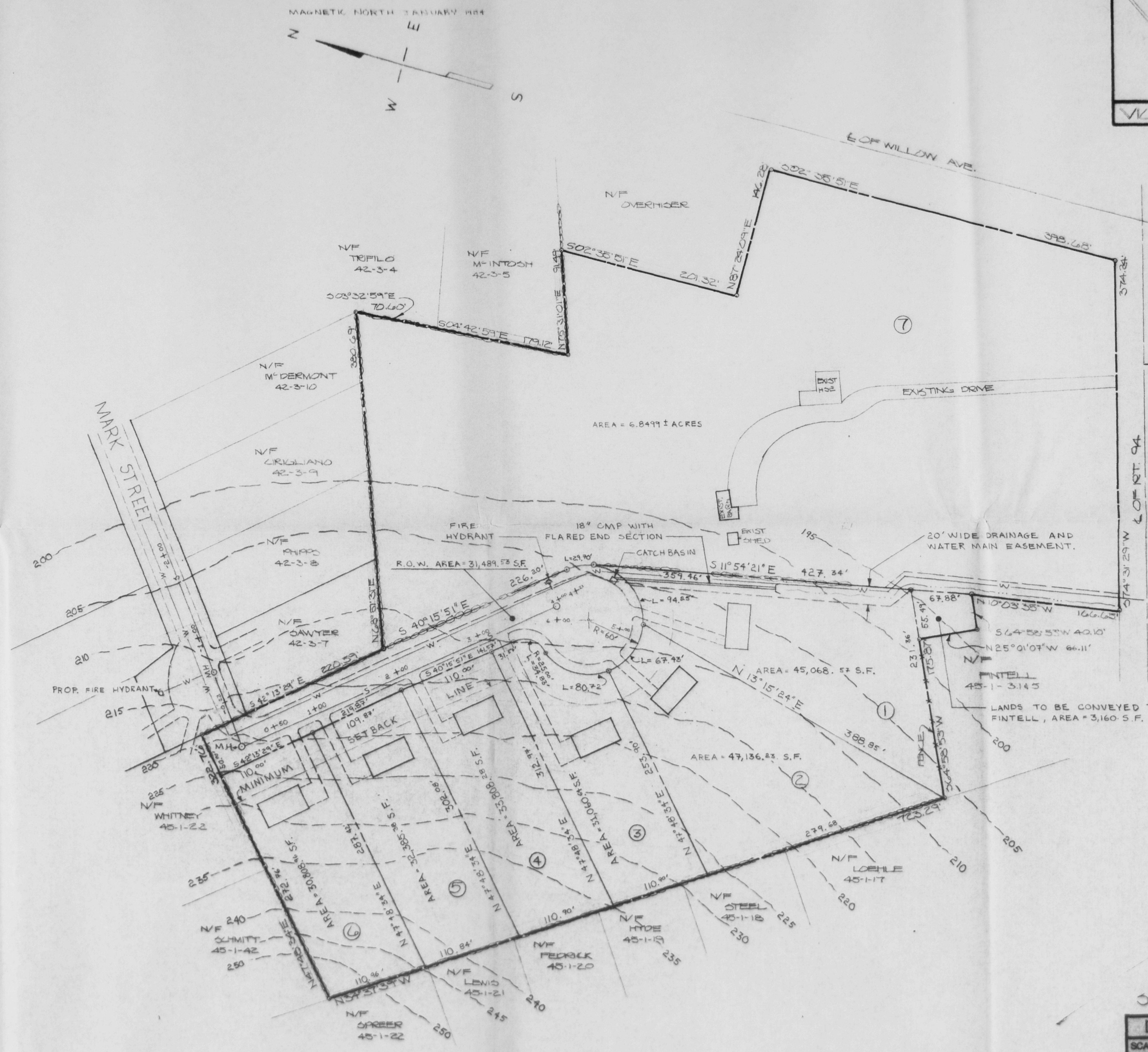
12.7 ACRES

DEED

LIBER 2275
 PAGE 559

GENERAL NOTES

1. TOTAL TRACT AREA = 12.7 ACRES
2. TOTAL NUMBER OF LOTS = 7
3. THE DEVELOPER SHALL MAKE EVERY EFFORT TO SAVE TREES MEASURING 1" IN DIA. 4' ABOVE GROUND LEVEL.
4. ALL LOT CORNERS WILL BE MARKED WITH 3/4" DIA. IRON PIPES 2' LONG & FLUSH WITH THE GROUND.
5. THE SUBDIVIDER HAS IRREVOCABLY OFFERED TO CEDE TITLE TO THE TOWN OF NEW WINDSOR FOR THE LAND AREAS NOTED AS STREETS, RIGHT OF WAYS, AND EASEMENTS ON THIS PLAT.



APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 1-9-85
 BY *Henry F. Scheirle*
 HENRY F. SCHEIRLE
 TOWN CLERK

SUBDIVISION OF LANDS OF

DANTE MUSCO

SCALE: 1" = 40' JOB NO. 84-245 DRAWN BY: J.P.
 DATE: 9-27-84 REV. 12-9-84

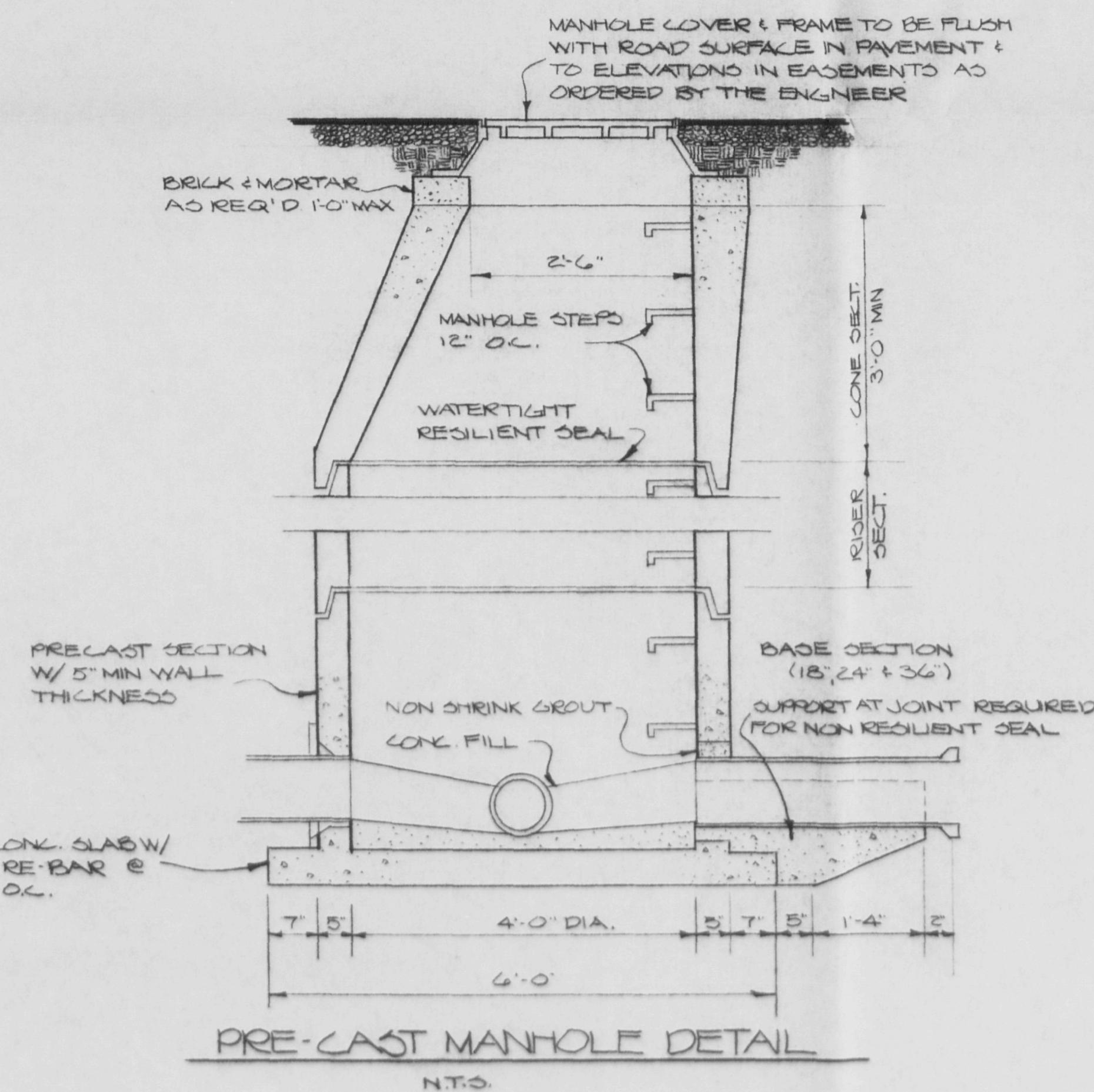
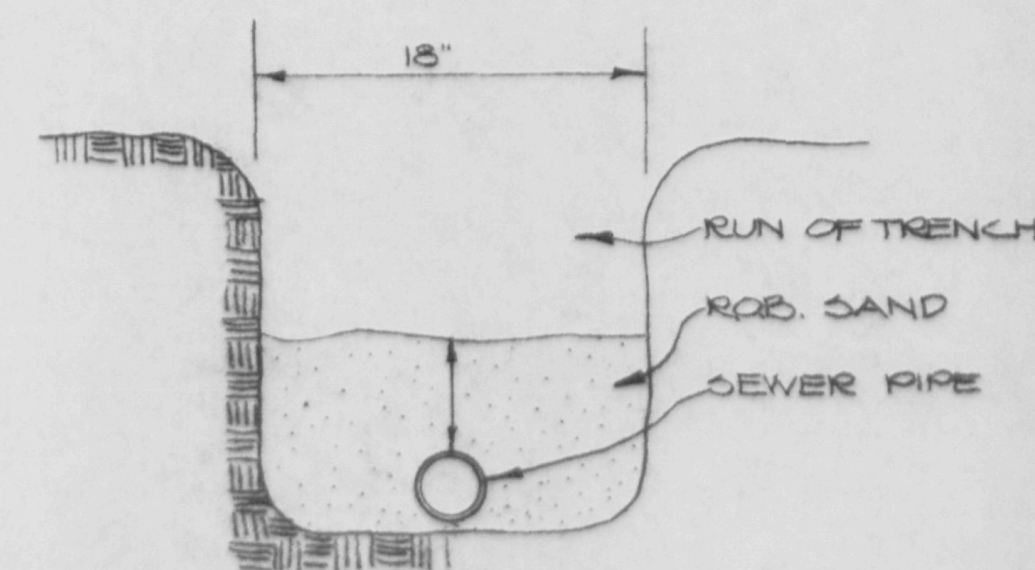
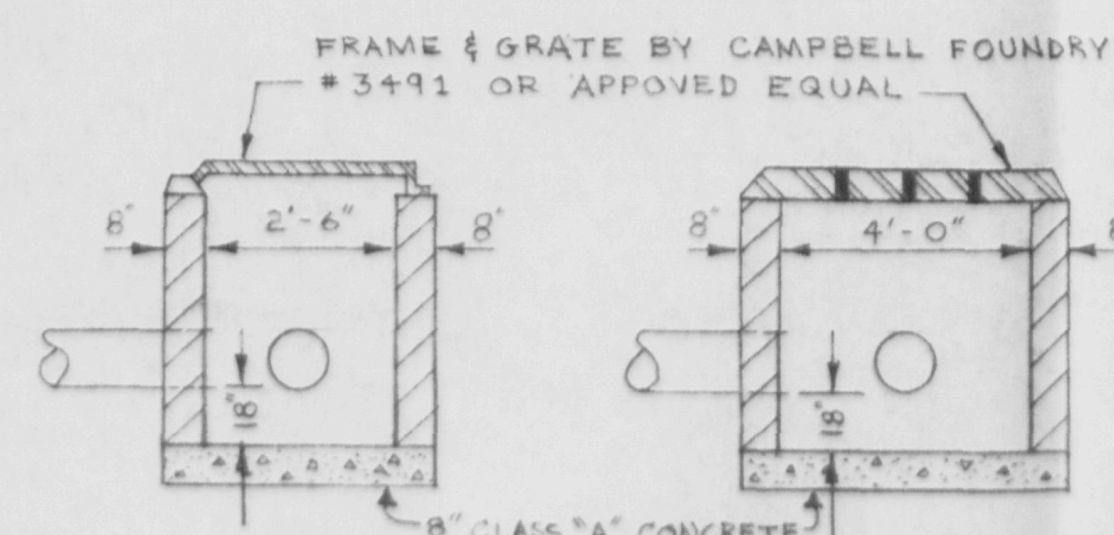
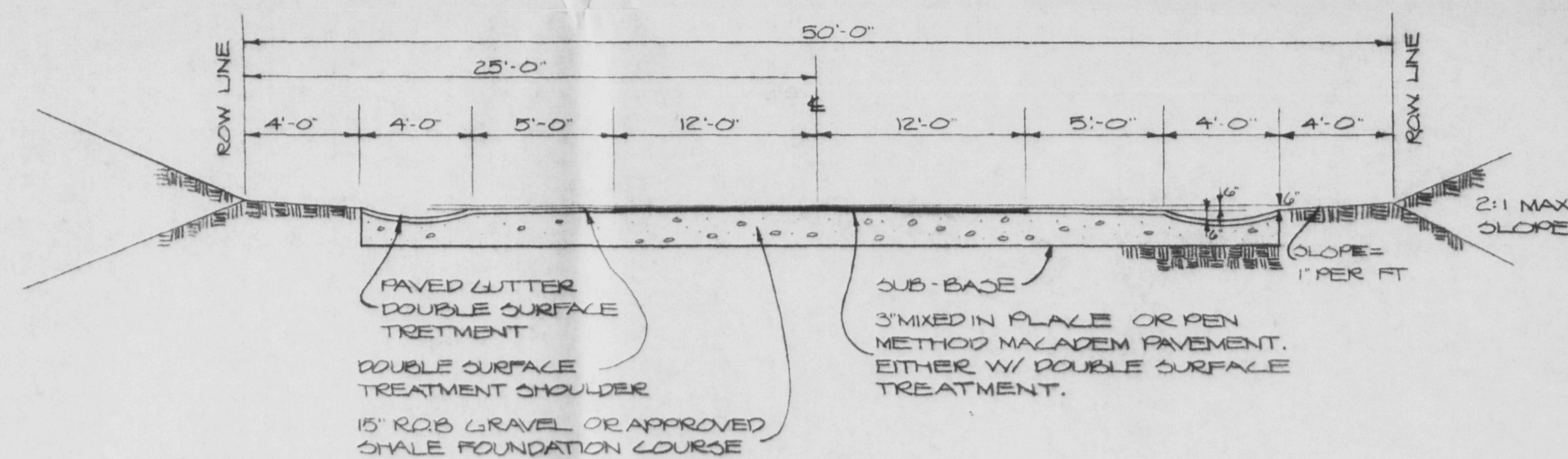
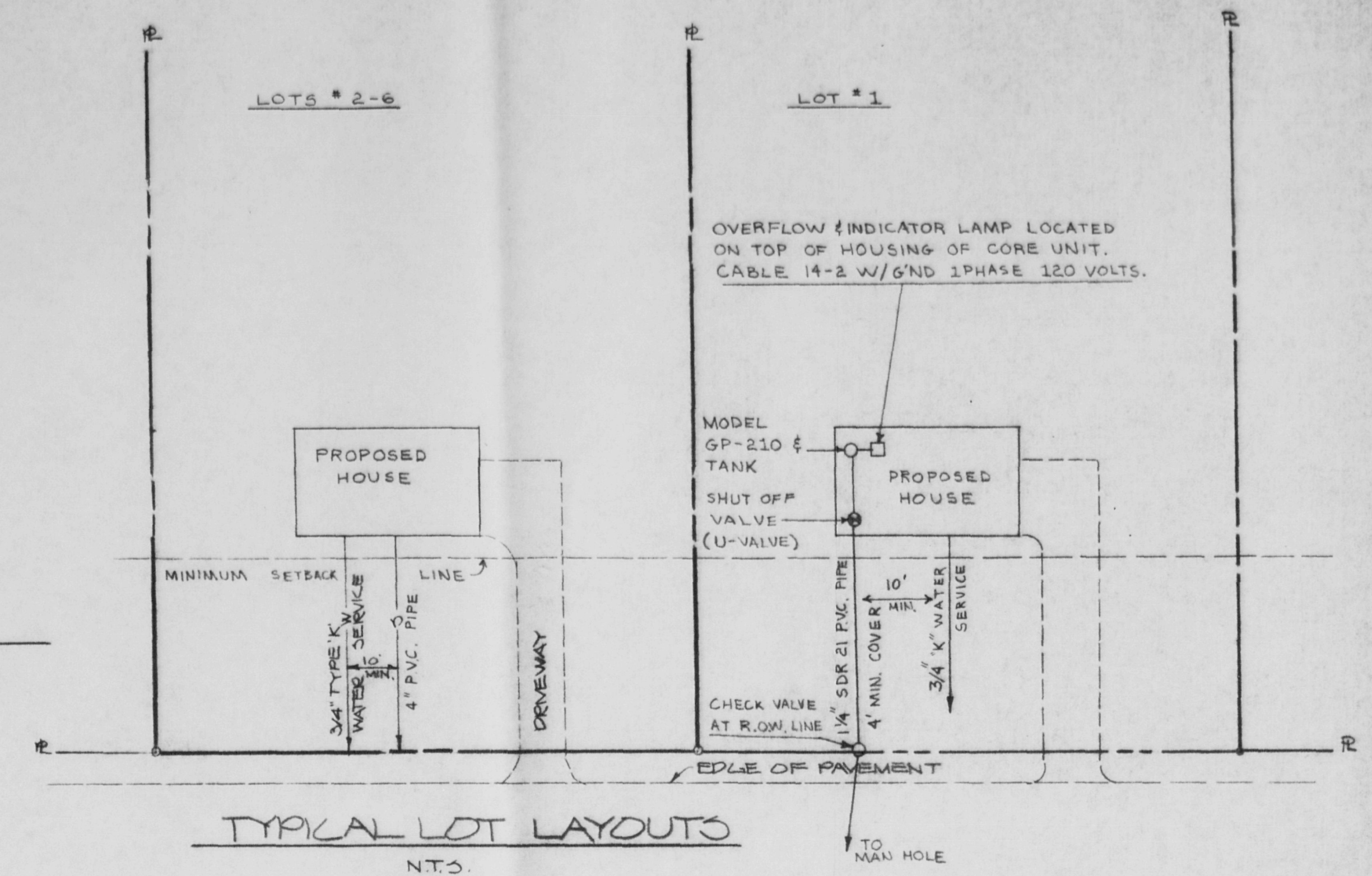
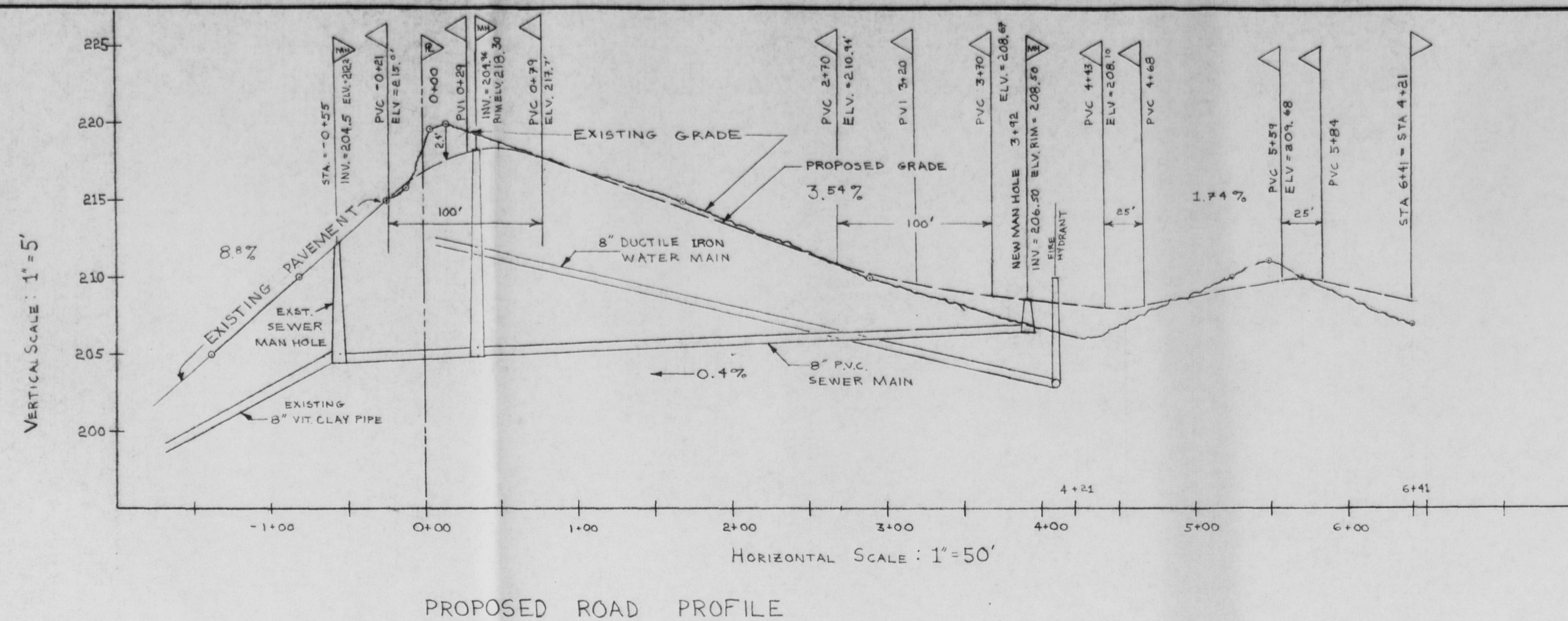
TOWN OF NEW WINDSOR

ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING
 287 RT. 32 CENTRAL VALLEY, NEW YORK



Gerald Zimmerman
 GERALD ZIMMERMAN P.E., L.C. NO. 47740
 P.E. L.C. NO. 47391



- NOTE:

1. LOT #1 SHALL BE FURNISHED WITH GRINDER PUMP.
2. GRINDER PUMP MANUFACTURED BY ENVIRONMENTAL ONE CORP. MODEL #GP-210; PUMP RATED FOR 11 GPM. @ 81" T.D.H. WITH 1° HP, 240 VOLT, 8 AMP MOTOR.
3. A 60 GAL. CAPACITY-HEAVY DUTY REINFORCED FIBERGLASS TANK (NO MODEL NO.) IS FURNISHED WITH EACH MODEL #GP-210 PUMP.
4. THE HOME OWNER OF LOT #1 SHALL BE RESPONSIBLE FOR THE INSTALLATION & MAINTENANCE OF THE PUMP SYSTEM & PRESSURE LINE TO THE TOWN MANHOLE.
5. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF NEW WINDSOR SPECIFICATIONS.

DETAIL SHEET FOR
SUBDIVISION OF LANDS OF

DANTE MUSCO		
SCALE: AS NOTED	JOB NO.	DRAWN BY:
DATE: OCT. 16, 1984	84-265	REV.
TOWN OF NEW WINDSOR		
ORANGE COUNTY, NEW YORK		
ZIMMERMAN ENGINEERING & SURVEYING		
RT. 17M HARRIMAN, NEW YORK		